



## Historic District Commission Meeting Minutes

Tuesday, January 11, 2022 6:00pm  
*convened electronically* Narragansett Town Hall

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**Convene:** Chairman Lescarbeau called the meeting to order at 6:19pm.

**Roll Call via ZOOM:** Keith Lescarbeau-Chairman, Karen Catuogno-Vice Chairman, Nanci Adams, Richard Campbell, Danielle Fians-*left at 7:45pm*

**Absent:** Americo Mallozzi

**Also Present via ZOOM:** Michael DeLuca-Community Development Director, Crystal Kidd-Planning Technician, Heidi Petrone-Clerk to the Commission

### **Administrative Matters:**

- 2021 Annual Report

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **Approve** the HDC 2021 Annual Report with noted corrections. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**)

- Election of Officers

A **Motion** was made by K. Lescarbeau, seconded by K. Catuogno, to **Appoint** Nanci Adams as the **Secretary** of the Historic District Commission. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**)

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **Re-Appoint** Keith Lescarbeau as the **Chairman** of the Historic District Commission. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**)

A **Motion** was made by K. Lescarbeau, seconded by N. Adams, to **Re-Appoint** Karen Catuogno as the Vice Chairman of the Historic District Commission. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**)

### **Consent Agenda**

1C: **Approval of Meeting Minutes:** November 9, 2021, December 14, 2021

Under a **Doctrine of Necessity**, a **Motion** was made by K. Catuogno, seconded by N. Adams, to **Approve** the Consent Agenda. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**)

### **Public Hearing**

**2PH: 16 Mathewson Street:** Addition to rear of Home  
*Owner:* Richard Benck

Richard Benck, the property owner and applicant, noted that he had bought the property as a rental investment noting that the building was originally a cottage that had been converted to a 5-unit apartment building. He stated the outside stairs, as depicted in the photos and plans submitted, were added to the building as entries for 2 of the 5 units in the building. R. Benck explained his proposal to remove the 2 outside stairs and build an addition in the back, allowing him to provide access to all units internally. He also noted that the number of units will be reduced from 5 to 4 and the number of bedrooms will be reduced from 8 to 7.

Chairman Lescarbeau noted that the 2 proposed 2<sup>nd</sup> floor porches resemble traditional sleeping porches of the day. He questioned how the rooflines would come together. Charles Sonder, the architect for the project, reviewed the existing and proposed rooflines as depicted in the plans submitted. K. Catuogno expressed concern that the proposed roofline appears to be competing with the existing roofline. N. Adams stated it was hard for her to comprehend or visualize the proposed rooflines from the plans submitted.

M. DeLuca suggested to move on with the hearing now and discuss the other details such as trim, windows, etc. and continue the hearing to a future date to allow the applicant to submit updated renderings. He then reviewed the staff report noting support for the application with the conditions noted in the report.

R. Benck stated the windows will be 6 over 6 and the roof shingles, trim, and other details will match what is currently there.

No one from the public spoke in favor or against the application.

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Continue** the public hearing with no date certain. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, D. Fians-**Aye**, R. Campbell-**Aye**)

### Old Business

**3OB: 65 Narragansett Avenue**: Final Detail Review – siding  
*Owner*: Richard Benck

Chairman Lescarbeau explained that the property owner and applicant, Richard Benck, had previously been approved for cedar siding but had discovered original clapboard siding during site preparation and he is now proposing a new option for composite siding. Kevin Espanet from United Home Experts, the product manufacturer, discussed the details of the siding material. Chairman Lescarbeau expressed concern that the product, although more solid/thicker than typical vinyl siding, is still not a true solid product.

M. DeLuca noted that as this was a detail review there is no staff report.

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **deny** the proposed siding. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, D. Fians-**Aye**, R. Campbell-**Aye**)

**4OB: 114 Boon Street**: Final Detail Review – windows, doors trim, shed  
*Owner*: Boon Street Presby LLC / Craig Miller

Craig Miller, the property owner and applicant, presented his option for windows, noting they are simulated divided light with wood on the inside and aluminum muntin on the outside, and the windows have a dual sash lock. Chairman Lescarbeau stated the proposed windows are very similar to what is used in The Towers. C. Miller discussed the design changes for the decks, explain that the lower deck will decrease in size and the top deck will increase slightly, however, there will actually be a reduction in deck space from what was originally approved.

There were no questions or concerns from the HDC members.

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **approve** the proposed windows. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**)

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **approve** the proposed deck changes. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**)

**5OB: 333 Ocean Road**: Final Detail Review – Planting plan  
*Owner*: Middlebridge School

Chairman Lescarbeau stated the Tree Warden for the Town reviewed the health of the trees in question and concluded they should be removed. A memo to that effect is in the file.

Jack McGreen, the attorney for the applicant, and John Carter, the landscape architect for the project, reviewed the details of the proposed rain garden as depicted in the plans submitted, noting it is really a grassy area designed to capture the 1<sup>st</sup> inch of runoff water. J. Carter also reviewed the types of trees proposed for replacing the trees to be removed.

There were no questions or concerns from the HDC members.

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **approve** the plans submitted. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**)

**6OB: 119 Boon Street / The Telephone Building: Amendment to Final Approval**

**Owner:** Jennifer Peck-Fainberg

Jennifer Peck-Fainberg, the property owner and applicant, stated that it has been determined that the doors approved to be used at the Boon Street entry are not restorable and cannot be used. There are 2 original interior doors on the Boon Street entry that she is proposing to use in place of the approved entry doors.

J. Peck-Fainberg stated that due to recent weather events she would like to again request approval to replace the windows with hurricane impact windows instead of restoring the 30 windows that are currently there, as required by the standards and guidelines. She also requested a site visit so that the windows could be inspected by the HDC. Chairman Lescarbeau, K. Catuogno, and N. Adams agreed to meet as a sub-committee on Saturday, January 15, 2022, at 10:00am at the above noted address to inspect the windows.

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **approve** the use of the internal doors for the Boon Street entry. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**)

**New Business**

None

**Items for Next Agenda:** Nothing Noted

**Reports from Staff/Commission:** Nothing Noted

**Adjournment:**

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **Adjourn** the meeting at 9:15pm. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**)

Respectfully submitted,

Heidi Petrone  
Clerk to the Commission